

AGENDA
ZONING REVIEW BOARD
AUGUST 8, 2013
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **U-13-13-** An Ordinance granting a Special Use Permit for a **DAY CARE CENTER**, pursuant to Section 16-06.005 (1) (b), property located at **788 MCDONOUGH BOULEVARD, S.E.** fronting approximately 173 feet on the north side of McDonough Boulevard, beginning approximately 46 feet from northeast corner of Elleby Road. Depth: varies. Area: approximately 1.137 acres. Land Lot 25, 14th District, Fulton County, Georgia.
OWNER: KEILLEN F. SMITH
APPLICANT: DAHJIA'S LEARNING ACADEMY C/O G. DOUGLAS DILLIARD
NPU W, Y AND Z COUNCIL DISTRICT 1
2. **U-13-14-** An Ordinance granting a Special Use Permit for a Personal Care Home, pursuant to Section 16-06.005 (1) (g), property located at **80 HARLAN ROAD, S.W.**, fronting approximately 105 feet on the east side of Harlan Road and approximately 138 feet north of the intersection of Harlan Road and New Emerald Court. Depth: varies. Area: approximately 0.93 acres. Land Lot 212, 14th District, Fulton County, Georgia.
OWNER: JAHANGIR K. CHOWDHURY
APPLICANT: LAMETRA HINES
NPU I COUNCIL DISTRICT 10
3. **U-13-15-** An Ordinance granting a Special Use Permit for a **NURSING HOME (SKILLED NURSING FACILITY)**, pursuant to Section 16-06.005 (1) (j) and Section 16-13.005 (1) (d), property located at **1753 PEACHTREE STREET, N.E.**, fronting approximately 122 feet on the east side of Peachtree Street and approximately 274 feet on the south side of Huntington Road. Property is located at the northeast intersection of Peachtree Street and Huntington Road. Depth: varies. Area: approximately 1.15 acres. Land Lot 109, 17th District, Fulton County, Georgia.
OWNER: WOODHAVEN VENTURES, LP
APPLICANT: PRUITT PROPERTIES, INC.
NPU E COUNCIL DISTRICT 7
4. **Z-13-18-** An Ordinance to rezone from the R-4 (Single Family Residential) District to the R4A (Single Family Residential) District for property located at **2190 COLLINS DRIVE, N.W.**, fronting approximately 100 feet on the northwesterly side of Collins Drive and approximately 315 feet south of the right-of-way of Collins Drive and Bolton Road. Depth: varies. Area: 0.46 acres. Land Lot 244, 17th District, Fulton County, Georgia.
OWNER: IOSOSCELES HOLDINGS
APPLICANT: JOSEPH M. CAMPBELL
NPU D COUNCIL DISTRICT 9

5. **Z-13-19-** An Ordinance to rezone from the C-2-C (Commercial Service-Conditional) District to the MRC-2 (Mixed Residential Commercial) District for property located at **1085-1089 HOWELL MILL ROAD, N.W.**, fronting approximately 173 feet on the easterly side of Howell Mill Road beginning approximately 352 feet from the southeast side of 14th Street. Depth: varies. Area: 1.55 acres. Land Lot 150, 17th District, Fulton County, Georgia.
OWNER: IRONWORKS INTERNATIONAL, INC.
APPLICANT: STEIN INVESTMENT CO, LLC
NPU E COUNCIL DISTRICT 3
6. **Z-13-20-** An Ordinance to rezone from the I-1 (Light Industrial) District to the PD-H (Planned Development-Housing) District for property located at **2107 MARIETTA ROAD AND MAULDIN STREET, N.W.**, fronting approximately 179 feet on the southern boundary of Weatherstone Creek Trail and approximately 727 feet on the north side of Marietta Road beginning approximately 591 feet from the northeastern corner of Adams Drive. Depth: approximately 2, 227 feet. Area: approximately 29 acres. Land Lots 229 and 230, 17th District, Fulton County, Georgia.
OWNER: AMERICAN PRESIDENT LINES, LTD.
APPLICANT: BROCK BUILT HOMES, LLC C/O ADAM BROCK
NPU D COUNCIL DISTRICT 9
7. **Z-13-21-** An Ordinance to rezone from the RG-3 (Residential General) District to the PD-H (Planned Development-Housing) District for property located at **1830 JOHNSON ROAD, N.W.**, fronting approximately 199 feet on the southern side of Johnson Road beginning 348 feet from the southwest corner of Habershal Drive. Depth: approximately 631 feet. Area: approximately 2.9 acres. Land Lots 225 and 226, 17th District, Fulton County, Georgia.
OWNER: R AND M CONSTRUCTION AND REMODELING, INC.
APPLICANT: BROCK BUILT HOMES, LLC C/O ADAM BROCK
NPU G COUNCIL DISTRICT 9
8. **Z-13-24-** An ordinance to rezone property having a street address of **800 AND 860 GLENWOOD AVENUE, S.E.**, from the I-1/BL (Light Industrial/Beltline Overlay) zoning district to the MR-5A/BL (Multi-family Residential/Beltline Overlay) zoning district; to rezone property having a street address of 0 Chester Avenue, S.E. from I-1/BL (Heavy Industrial/Beltline Overlay) zoning district to the MR-5A/BL (Multi-family Residential/Beltline Overlay) zoning district.
NPU-W COUNCIL DISTRICT 1

DEFERRED CASES

9. **Z-13-25-** An ordinance to clarify the status of drive-through facilities within SPI-20 and their appropriateness for certain properties within sub area 2 of SPI 20
NPU R & P
10. **U-12-26-**An Ordinance granting a Special Use Permit pursuant to Section 16-06.005 (1) (c) and (k) for a Church and Community Center for property located at **3227, 3229 AND 3233 MATHIESON DRIVE AND 3180 PEACHTREE ROAD, N.E** fronting approximately 160 feet on the east side of Mathieson Drive and beginning 180 feet from the northeast corner of Mathieson Place and Mathieson Drive. Fronting approximately 662 feet on the north side of Peachtree Road, approximately 400 feet on the east side of Mathieson Drive, approximately 701 feet on the south side of Mathieson Place and approximately 426 feet on the west side of Shadowlawn Avenue. Depth: approximately 440 feet. Area: 3.739 acres. Land Lot 16, 17th District, Fulton County, Georgia.
OWNER: PEACHTREE ROAD UNITED METHODIST CHURCH
APPLICANT: PEACHTREE ROAD UNITED METHODIST CHURCH
C/O G. DOUGLAS DILLARD, ESQ.
NPU B COUNCIL DISTRICT 7
11. **Z-13-08-** An Ordinance by Zoning Committee to rezone property from the O-I-C (Office Institutional-Conditional) Zoning District to the RG-4 (Residential General Sector 4) Zoning District, property located at **3201 DOWNWOOD CIRCLE, N.W.**, fronting approximately 342 feet on the east side of Downwood Circle beginning 302 feet from the northeast corner of Howell Mill Road. Depth; varies. Area: approximately 5.55 acres. Land Lots 182 and 197, 17th District, Fulton County, Georgia.
OWNER: T.S. PROPERTY ACQUISITION FUND, LLC AND
 T.S. PROPERTY ACQUISITION FUND II, LLC
APPLICANT: PAPPAS PROPERTIES, LLC
NPU C COUNCIL DISTRICT 8
12. **Z-13-14-** An Ordinance by Zoning Committee to rezone property from R-5 (Two-family Residential) District to the R-LC (Residential Limited-Commercial), property located at **164 CHESTER AVENUE, S.E.**, fronting approximately 54 feet on the east side of Chester beginning approximately 120 feet from the north side of Mauldin Street. Depth: approximately 117 feet. Area: approximately 0.140 acres. Land Lot 13, 14th District Fulton County, Georgia.
OWNER: MASSIMILIANO GALLINONI
APPLICANT: MASSIMILIANO GALLINONI
NPU N COUNCIL DISTRICT 5

13. **U-12-24-** An Ordinance granting a Special Use Permit for a **PROCESSING FACILITY** pursuant to Section 16-17.005 (1) (w) of the Zoning Ordinance, property located at **2420 FISHER AVENUE, N.W., (also known as aka 17 0254 LL006 (2540 Paul Ave) and 17 0243 LL019 (2500 Fisher Ave)** fronting approximately 10 feet at the easterly termination of Marietta Road, N.W. Depth: varies. Area: approximately 39.06 acres. Land Lots 243 and 254. 17th District, Fulton County, Georgia.

OWNER: GEORGIA WASTE SYSTEMS, INC.
APPLICANT: GENE BARNES
NPU D COUNCIL DISTRICT 9

14. **Z-13-17-** An Ordinance to rezone from the C-2-C (Commercial Service-Conditional) District and R-5 (Two-Family Residential) District to the C-2-C (Commercial Service-Conditional) District, property located at **25, 27 , 33 AND 39 DANIEL STREET AND PROPERTIES ON GARTRELL STREET (496 AND 492) WITH THE FOLLOWING PARCEL IDENTIFICATION NUMBERS 14-0045-0003-016-1 AND 14-0045-0003-017-9, AND 40 AND 46 BOULEVARD, S.E.** fronting approximately 166 feet on the north side of Gartrell Street and 256 feet on the west side of Daniel Street and approximately 307 feet on the east side of Boulevard. Depth: varies. Area: approximately 1.36 acres. Land Lot 45, 14th District, Fulton County, Georgia.

OWNER: IPARCEL, NETM LLC, MAN HOLDING, LLC
AND VALU INVESTMENT GROUP, LLC/ABE PODBER
APPLICANT: MOST REVEREND WILTON D. GREGORY, S.L.D.
AS ARCHBISHOP OF THE ROMAN CATHOLIC
ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE.
NPU M COUNCIL DISTRICT 2

END OF AGENDA